

WARRANTY DEED

Know all Men by these Presents,

008798

That VALLEY DISTRIBUTORS, INC., a corporation duly existing by law

and having a place of business in Waterville, County of Kennebec and State of Maine,

in consideration of ONE (\$1.00) DOLLAR and other valuable considerations

paid by EASTERN AVENUE ASSOCIATES, A partnership duly established under the laws of the Commonwealth of Massachusetts with a principal place of business at Burlington, County of Middlesex and Commonwealth of Massachusetts,
whose mailing address is 200 Middlesex Turnpike, MA

TRANSFER
TAX
PAID

the receipt whereof it do es hereby acknowledge, does hereby give, grant, bargain, sell and

convey unto the said EASTERN AVENUE ASSOCIATES

their successors

~~heirs~~ and assigns forever,

A certain lot or parcel of land with buildings thereon situate in said Waterville and bounded and described as follows, to wit:-

Beginning at an iron pin at the intersection of the easterly line of Eastern Avenue and the southerly line of Allen Street; thence easterly along the southerly line of Allen Street a distance of one hundred feet (100') to an iron pin and the Maine Central Railroad Right of Way; thence southerly along said right of way a distance of one hundred and fifty-five and nine tenths feet (155.9') to an iron pin; thence westerly a distance of one hundred feet (100') to an iron pin in the easterly line of Eastern Avenue; thence northerly along the easterly line of Eastern Avenue a distance of one hundred and fifty-five and nine tenths (155.9') to the point of beginning.

The above described property constitutes lots 39, 38 and a portion of lot 37 on a Plan of a Survey of land of Norton and Purington, made by Ira E. Getchell, dated September 29, 1986 and recorded in the Kennebec Registry of Deeds, Plan Book 1, Page 5.

For source of title reference may be had to deed of Waterville Distributors, Inc. to Waterville Fruit & Produce Co., Inc. dated April 29, 1964 and recorded in Kennebec Registry of Deeds Book 1336, Page 55. The said Waterville Fruit & Produce Co., Inc. changed its name October 2, 1967.

Being the same premises conveyed to Valley Distributors, Inc. by Warranty Deed from A. Diversi Distributors, Inc. recorded in the Kennebec Registry of Deeds in Book 1702, Page 212.

Also another certain lot or parcel of land situate in said Waterville and bounded and described as follows, to wit:-

Beginning at the southwest corner of land formerly of W.S. Puriton, thence running southwesterly sixty-six (66) feet by Eastern Avenue; thence northwesterly by land formerly of H. & A.E. Puriton one hundred fifty-eight (158) feet and one (1) inch; thence northeasterly by land formerly of said Puritons' sixty-six (66) feet; thence southeasterly by land of said W.S. Puriton one hundred fifty-seven (157) feet to point begun at; said parcel above described being lot numbered 23 on plan made by Ira E. Getchell for Norton & Puriton, dated September 29, 1986, and filed in Kennebec Registry of Deeds.

Also a right of way in common with others over a proposed street lying next

CONTINUED ON REVERSE SIDE

easterly of lots numbered 24 and 25 on said plan from Allen Street.

For source of title reference may be had to deed of Thomas V. Wooley to Waterville Fruit & Produce Co., Inc. dated February 15, 1986 and recorded in said Registry of Deeds Book 1414, Page 320, the name of the grantee herein being changed to the present grantor's name as above set forth.

Being the same premises conveyed to Valley Distributors, Inc. by Warranty Deed from A. Diversi Distributors, Inc. recorded in the Kennebec Registry of Deeds in Book 1702, Page 212.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **EASTERN AVENUE ASSOCIATES, their successors**

~~heirs~~ and assigns, to them and their use and behoof forever.

And it does ~~convey~~ **warrant and defend** with the said Grantees, their ~~heirs~~ ^{successors} and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances

that it has ~~have~~ good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that it and its successors ~~heirs~~ shall and will **warrant and defend** the same to the said

Grantees, their successors ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, it, the said **VALLEY DISTRIBUTORS, INC.** has caused this instrument to be signed and sealed in its corporate name by Bernard L. Runser, its President, thereunto duly authorized this 22nd day of April, 1987.

and

~~husband/wife of the said~~

~~joining in his deed as Grantor and relinquishing and conveying all right by descent and all other rights in the above described premises have become a part of the record and shall be a part of the record~~

Signed, Sealed and Delivered

in presence of

David E. Bernier

VALLEY DISTRIBUTORS, INC.

Bernard L. Runser

Bernard L. Runser, its President

State of Maine, County of Kennebec

SS:

April 22, 1987.

Then personally appeared the above named Bernard L. Runser, President of the said Valley Distributors, Inc.

and acknowledged the foregoing instrument to be his free act and deed, in his said capacity and the free act and deed of said Corporation.

Before me,

David E. Bernier

David E. Bernier Notary Public
Attorney at Law Attorney at Law
Notary Public

Printed Name, My Commission Expires: 1/17/90

RECEIVED KENNEBEC SS.

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